

PB# 86-5

**NW ASSOC. (Lizda Realty LTD)
(Sub.)**

35-1-39.22

Subdivision - New Windsor Assoc
Applicant- Lizda Realty LTD

2172

LIZDA REALTY LTD. - 1

Feb 11 1986 1-12 81
210 81

PAY TO THE ORDER OF Town of New Windsor \$ 25.00

Twenty five & no/100 DOLLARS

CHEMICAL BANK
3775 RIVERDALE AVENUE, BRONX, N. Y. 10463

MEMO 2ml check - WML

⑆021000128⑆ 0810016867⑈ 2172

2393

NEW Windsor Assoc.
M. M. WASKEW
33 VALENTINE AVE.
KINGSTON, NY 12401

July 2 1986 50-174/219

PAY TO THE ORDER OF TOWN OF NEW WINDSOR \$ 500.00

FIVE HUNDRED AND NO/100 DOLLARS

NORSTAR BANK Washington Avenue Office
OF THE HUDSON VALLEY, N.A. Kingston, NY 12401

MEMO 86-5 (REL FEE) M. M. Waskew

2394

M. M. WASKEW
33 VALENTINE AVE.
KINGSTON, NY 12401

July 2 1986 50-174/219

PAY TO THE ORDER OF TOWN OF WINDSOR \$ 25.00

TWENTY FIVE AND NO/100 DOLLARS

NORSTAR BANK Washington Avenue Office
OF THE HUDSON VALLEY, N.A. Kingston, NY 12401

MEMO REL. Fee M. M. Waskew

⑆021901748⑆ 571 5038392⑈ 2394

General Receipt 7807

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of M. M. Waskew July 3 1986 \$ 100.00

ONE HUNDRED 00/100ths DOLLARS

For Sub Division Fee 86-5

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Check # 2392</u>	<u>100</u>	<u>100.00</u>

By Patricia J. Thomas Secy

Title

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

General Receipt

7293

0210001281: 0810016861 2172

NEW Windsor
M. M. WASKEW
 33 VALENTINE AVE.
 KINGSTON, NY 12401

2393
 July 2 19 86 50-174/210

PAY TO THE ORDER OF TOWN OF NEW WINDSOR \$ 500.00
FIVE HUNDRED AND NO/100 DOLLARS

NORSTAR BANK Washington Avenue Office
 OF THE HUDSON VALLEY, N.Y. Kingston, NY 12401

MEMO: 86-5 (Rec Fee) M. M. Waskew

M. M. WASKEW
 33 VALENTINE AVE.
 KINGSTON, NY 12401

2394
 July 2 19 86 50-174/210

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MEMO: Rec Fee M. M. Waskew

0219017481: 571 50383921 2394

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DISTRIBUTION

FUND	CODE	AMOUNT
<u>2172</u>		<u>100.00</u>

By Pauline A. Townsend
Town Clerk
 Title

General Receipt 7293

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Received of Lizda Realty L.T.D Feb 13 1986 \$ 25.00
Twenty Five DOLLARS

For Application fee 86-5

DISTRIBUTION

FUND	CODE	AMOUNT
<u>2172</u>		<u>25.00</u>

By Pauline A. Townsend
Town Clerk
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

Mr. Van Leeuwen: What about the portable sign?

Mr. Spignardo: There are others too. The Building Inspector will go after all of them.

Mr. Kennedy: Check with them. Their sign is not the only one.

Motion by Daniel MCarville seconded by Ernest Spignardo that the Planning Board of the Town of New Windsor approve the site plan for Taco Maker located on Route 32.

Roll call: Jones:yes

Scheible:yes

Van Leeuwen:no

MC Carville:no

Spignardo:yes

Reyns: yes

Motion carried 4 ayes, 2 nays. (4-2)

Fee \$100.00 Not paid.

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New Windsor Associates 2 lot subdivision
Route 32 (south of)
represented by Peter Hustis, L.S.
Michael Waskew and William Nathans, Esq.

Mr. Hustis: This proerty is just south of Route 32
My clients still wish to proceed even though change in zoning. They are under contract with Lizda Realty.
The road that was suggested to go through the property we propose to leave 50 feet width minimum of 50 feet part of parcel 2.

I have a letter I would like to read to the Chairman and Board Members dated April 3, 1986. It was attached to a letter for me. To the Chairman and Members of the Planning Board:
As the attorney for New Windsor Associates, the owner of Subdivision Application for New Windsor Associates and Lizda Realty Ltd. I am hereby authorized to represent that New Windsor Associates, its successors or assigns agree to provide a through road from Route 32 to Forge Hill Road or the railroad to be designed during the future development of parcel 2 of the proposed subdivision.

That part of the road fronting on Route 32 shall be contained within the area designated as parcel 2 on the proposed subdivision map for New Windsor Associates.
This letter is signed by William Nathans from the Office of Freisinger & Nathans. (Note: copy of this letter in file #86-5 Windsor Associates Sub.)

Mr. Watski: I had a meeting with your Engineer Paul Cuomo. Then we were talking about something which is now on the back burner for now. It is better from a stand point.

When it was zoned for multi dwelling we had a proposed road. The entrance to property is probably best served. Railroad crssing are very difficult to acquire. We are open.

Mr. Spignardo: I don't think we should commit ourselves at this time.

Mr. Jones: This was subdivided previously.

Mr. Watski: It was approved but never filed.

Mr. Van Leeuwen: Question, do we go along with this 50 ft. right-a-way?

Mr. Spignardo: It doesn't matter at this point. Now we are talking about a subdivision. At a later date we can discuss this.

Atty. Rones: At this point, a note placed on map that future development of parcel #2 will require a through road from Route 32 to Forge Hill Road or Railroad.

Mr. Spignardo: We should make that note parcel 1 if we deem it proper for the road.

Mr. Hustis: As you go Route 32 it is higher. It is steeper.

Mr. Spignardo: Are you going to leave high or build low?

Mr. Van Leeuwen: You are also half way on a hill coming over.

Mr. Spignardo: When Paul, the Chairman and I walked that we thought site distance was all right.

Mr. MCarville: Maybe we should have DOT look this over.

Mr. Watski: I think somethings should be with site approval and somethings should be with subdivision approval.

Mr. Van Leeuwen: I think the option should be left open for lot one (1) or lot two (2).

Mr. Spignardo: Our primary concern is a road through there.

Mr. Scheible: Why wasn't Forge Hill Road ever considered?

Mr. Spignardo: We didnot want it congested through Vails Gate Heights. That is an over populated area. If you put notations on the map it would be good.

Mr. Van Leeuwen: Ernie and I sat on the Route 32 Widening Committee.

Motion by Ernest Spignardo seconded by Henry Van Leeuwen that the Planning Board of the Town of New Windsor approve the two lot subdivision of New Windsor Associates subject to Attorney's notation on map in regard to road placement..

Roll call: All ayes, no nays. (6-0) Motion carried.

July 2, 1986

Lexington at Windsor Site
Route 32
Mike Waskew - representative

Mr. Waskew: Before we start on the site could we finish with the New Windsor Associates. This must come before July 7th for approval for the subject to. It has gone through some discussion.

Mr. Van Leeuwen: The road is going from Route 32 to Rt. 300 not what I thought.

Mr. Scheible: When I mentioned Forge Hill Road everyone said you can't use Forge Hill Road.

Chairman Reyns: There was a map on the table a few weeks ago. No one said anything.

Mr. Spignardo: As the gentlemen stated, this idea came about through our leader, Supervisor Petro and Tad Seaman. The Town is considering this as a through road. Before we go any further, the Town Board wants to get involved -we should sit down with the Town Board.

Atty. Rones: Lawyer Bill Nathans and Peter Hustis have been speaking for the last week. A couple of problems. subdivision approval and site plan. We have a time problem. After you hear the language workout perhaps we can approve or give an extension.

New Windsor Associates, its successors or assigns agrees to provide a through road from Route 32 through parcel two (2).

Location of said road to be determined by New Windsor Planning Board during future development of parcel 2 except the part of the road fronting on Route 32 shall be contained within parcel two (2) and as close as possible to the northern boundary of parcel 2. They want to keep road right up here as far as entrance on to Route 32.

To take in two (2) parts. I think we can go along with approving subdivision. We are not committing ourselves. They would like to get approval of subdivision. They would like the map signed.

Mr. Van Leeuwen: They are calling for forty five (45) days.

Mr. Spignardo: I think the entire Planning Board should have more input.

Mr. Van Leeuwen: Do you know who drew that road?
John Petro did. Rossini did not draw it.

Mr. Jones: When you first presented this you had a road around this. Now you bring in with a change. I assumed some one else was assuming the engineer's duties. We asked across north end. I still would like the way.

Mr. Spignardo: We needed more input.

Motion by Mr. Spignardo seconded by Mr. Scheible that the Planning Board approve the language for map notes concerning road placement of New Windsor Associates 2 lot subdivision located on Route 32.

Roll call: All ayes, No nays. (6-0) Motion carried.

Fee paid. \$100.00 sub. fee +\$500 rec. fee.

July 2, 1986

page7.

Mr. Waskew: Please act on the letter you received re: zoning.
I am requesting action that the zone be changed back.

Motion by Henry Van Leeuwen seconded by Ernest Spignardo
that the Planning Board recommend to the Town Board
that the zoning be changed from PO to R5 in order to
accommodate multi-family.

Roll call: All ayes, no nays. Motion carried.

Review

New Windsor Carburator
Route 207

represented by Andrew S. Krieger, Esq.

3-1-23.1

Atty. Krieger: This will be for a garage and offices.

Mr. Spigardo: No officer or employee of the Town of New
Windsor shall represent any private.

New Windsor Code Book page 3-#5 and page 4 definitions.
can be heard on tape 374 side b.

Atty. Rones gave opinion.

Atty. Rones: As I mentioned in other cases I think it is appropriate.
There is suppose to be another agency to determine and deal
with these questions. This is a matter for determination
for the Board of Ethics and to advise parties.
Discussion re:ethics and Ethics Committee.

Atty. Krieger: Mr. Acunzo is now the owner of the property.

Mr. Palozzo is no longer owner.

He repairs carburetors. Repair shop adequate now.

Mr. Spignardo: He will occupy the entire space himself in the
future. At this time he will not need this much.

Mr. Van Leeuwen I paced off 40 ft.

Mr. Cuomo: I did 44 feet.

Mr. Scheible: This is only on review.

Mr. Cuomo: There are several changes that should be made,
if I can talk to their engineer.

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*

Joseph & Josephine Florio
Temple Hill Road
represented by Elias Grevas

35-1-67

Mr. Grevas: This is located on the west side of Temple
Hill Road. It is 1.03 acres. PI Zone.
It is for the use and construction of garage for an office.
It will be a real estate office.
We made parking spaces.

Chairman Reynolds: Thank you. We will review this.

*Planning 6/22/86
Cleveland ph.*

JAMES G. SWEENEY
ATTORNEY AT LAW
107 STAGE ROAD
MONROE, N. Y. 10950

TELEPHONE 783-2600
AREA CODE 914

June 20, 1986

Hon. John A. Petro
Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Chairperson Henry J. Reyns
Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Re: Lexington Gate - New Windsor

Gentlemen:

In accordance with discussions previously had with yourselves and Town Attorney, Seaman, regarding the "Lexington Gate" proposal in the Vails Gate Heights area of the Town, be advised that the developer of this project, Lizda Realty, Ltd. (Wilbur Fried) is agreeable to incorporating the following modifications to its' proposal as per your suggestions:

1. A continuation of the interior arterial past the planned construction area to the property line in the vicinity of Vails Gate Heights Road.

2. A redesign of that arterial through the northerly quadrant of the property in a winding fashion so as to make a more direct continuation of Vails Gate Heights Road through the property to Route 32 but in a design that will not encourage excessive speed through the property.

3. The construction of two little league type baseball diamonds in the vicinity of the outlet of the

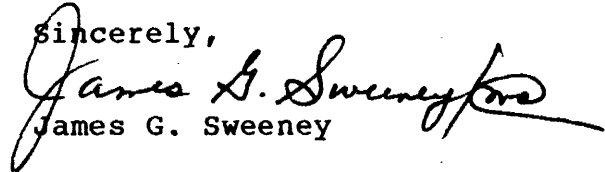
Messrs. Petro and Reyns
page 2
6/20/86

interior arterial in the southwest corner of the property, which can also be used for football or soccer purposes in off season times. (This parcel would be dedicated to the Town and become part of its' recreational system).

These design changes are shown on a modified presubmission concept plan which is in the process of being distributed to you for purposes of your review.

It is my hope hereby to obtain a commitment from the Town Board to return this tract of land to a multiple residence capability that it previously held before the comprehensive rezoning earlier this year and to do so as quickly as possible so that this project, which now is conceptually before the Planning Board, can move through the approval processes as quickly as possible.

Sincerely,


James G. Sweeney

JGS/ms

cc: Town of New Windsor Councilpersons
Town of New Winsdor Planning Board Members
Town of New Windsor Planning Board Clerk,
Shirley Hassdenteufel
Town of New Windsor Attorney, Tad Seaman
Mr. Wilbur Fried (Lizda Realty, Ltd.)



Louis Helmbeck
County Executive

*Planning Board
received 5/1/86
sh.*

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner
Paul Costanzo, Director of Community Development

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

D P & D Reference No. NY 8-86N
County I.D. No. 351-15922

Applicant NEW WINDSOR ASSOCIATES
Proposed Action: MINOR SUBDIVISION - NY/ROUTE 32
State, County, Inter-Municipal Basis for 239 Review FRONTAGE/ACCESS NY/ROUTE 32

County Effects: _____

Related Reviews and Permits NY/STATE DEPT. OF TRANSPORTATION

County Action: ☒ Approved ☐ Disapproved

Approved subject to the following modifications: _____

4/24/16
Date

Peter Garrison
Commissioner

FREISINGER & NATHANS

ATTORNEYS AT LAW

21 OAKLAND AVENUE

P.O. BOX 350

WARWICK, NEW YORK 10990

LEONA FREISINGER
WILLIAM NATHANS

TELEPHONE
914-886-6584

April 3, 1986

Town of New Windsor
Planning Board
New Windsor, New York

RE: Subdivision Application of
New Windsor Associates and
Lizda Realty Ltd.

Premises: Route 32 and Forge Hill Road
New Windsor, New York

Tax Map Designation: Section: 35, Block: 1
Lot: 39.22

TO THE CHAIRMEN AND MEMBERS OF THE PLANNING BOARD:

As the attorney for New Windsor Associates, the owner of the above described premises, I am hereby authorized to represent that New Windsor Associates, its successors or assigns agrees to provide a through road from Route 32 to Forge Hill Road or the railroad, to be designed during the future development of parcel 2 of the proposed subdivision.

That part of the road fronting on Route 32 shall be contained within the area designated as parcel 2 on the proposed subdivision map for New Windsor Associates.

If you need any additional information, please advise.

Very truly yours,

FREISINGER & NATHANS

By

William Nathans
WILLIAM NATHANS

WN/yrd

cc: Lizda Realty Ltd.
Mr. Samuel Linder
A. Edward Major, Esq.

LIZDA REALTY LTD.

4601 DELAFIELD AVENUE

BRONX, N. Y. 10471

(212) 884-4062

Planning Board
Received 2/18/86
ed.

2/12/86

Re: Minor subdivision Route 32

Henry Kerner,
Chairman, New Windsor Planning Board.

Dear Sir: It was a pleasure to talk to you on the phone this afternoon. This will confirm our being on the agenda February 26, 1986, where we will split off some business frontage from the back apartment zoned property.

We are the builders of a very successful condominium in Harmon called Sepington Hills (330 units) and years ago built Brookside Condominium in Council. Jim Sweeney and Jim Sobel can vouch for me.

We do very good work, and operate in a very legitimate rational way. I know you would be pleased to have us build in the community.

At what point would you suggest us having a pre-submission conference with your board so that we could coordinate our planning efforts?

Awaiting your reply.

Sincerely

Wilbur Fried

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 1/21/86
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid \$15
2/13

86-5

APPLICATION FOR SUBDIVISION APPROVAL

Date: 1/11/86 received 1/21/86

1. Name of subdivision SUBDIVISION MAP FOR NEW WINDSOR ASSOCIATES
2. Name of applicant LIZDA REALTY L.T.D. Phone (212) 884-4062
Address 4601 Delgfield Avenue, BRONX, N.Y. 10471
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record NEW WINDSOR ASSOCIATES Phone _____
Address 161 HILLSIDE AVENUE, CRESSKILL, N.J. 07626
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor PETER R. HUSTIS Phone 831-0100
Address 33 HENRY ST. BEAVER, N.Y. 12508
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the WEST side of N.Y.S. Route 32
(Street)
1200 ± feet North of FORGE HILL ROAD
(direction)
7. Total Acreage 39.41 Zone R-5, C Number of Lots 2
8. Tax map designation: Section 45 Lot(s) 59.22
9. Has this property, or any portion of the property, previously been subdivided NO.
If yes, when _____; by whom _____.
10. Has the Zoning Board of Appeals granted any variance concerning this property NO.
If yes, list case No. and Name _____.

List all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Wilbur Fried, hereby depose and say that
all the above statements and the statements contained in the papers submitted herewith
are true.

Syda Realty Inc
Mailing Address 4601 Dalefield Ave
Brooklyn N.Y. 10421

SWORN to before me this

15 day of January, 1984

NOTARY PUBLIC

Lillian Tarr
Notary Public, State of New York
No. 60-9278543
Qualified in Westchester County
Expire March 10, 1986
NEW YORK STATE

INSTRUCTIONS

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? Yes ☒ No
7. Will project result in a major adverse effect on air quality? Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . Yes ☒ No
13. Will project have any impact on public health or safety? Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . Yes ☒ No
15. Is there public controversy concerning the project? Yes ☒ No

PREPARED BY SIGNATURE

Pete R. Kuster

TITLE:

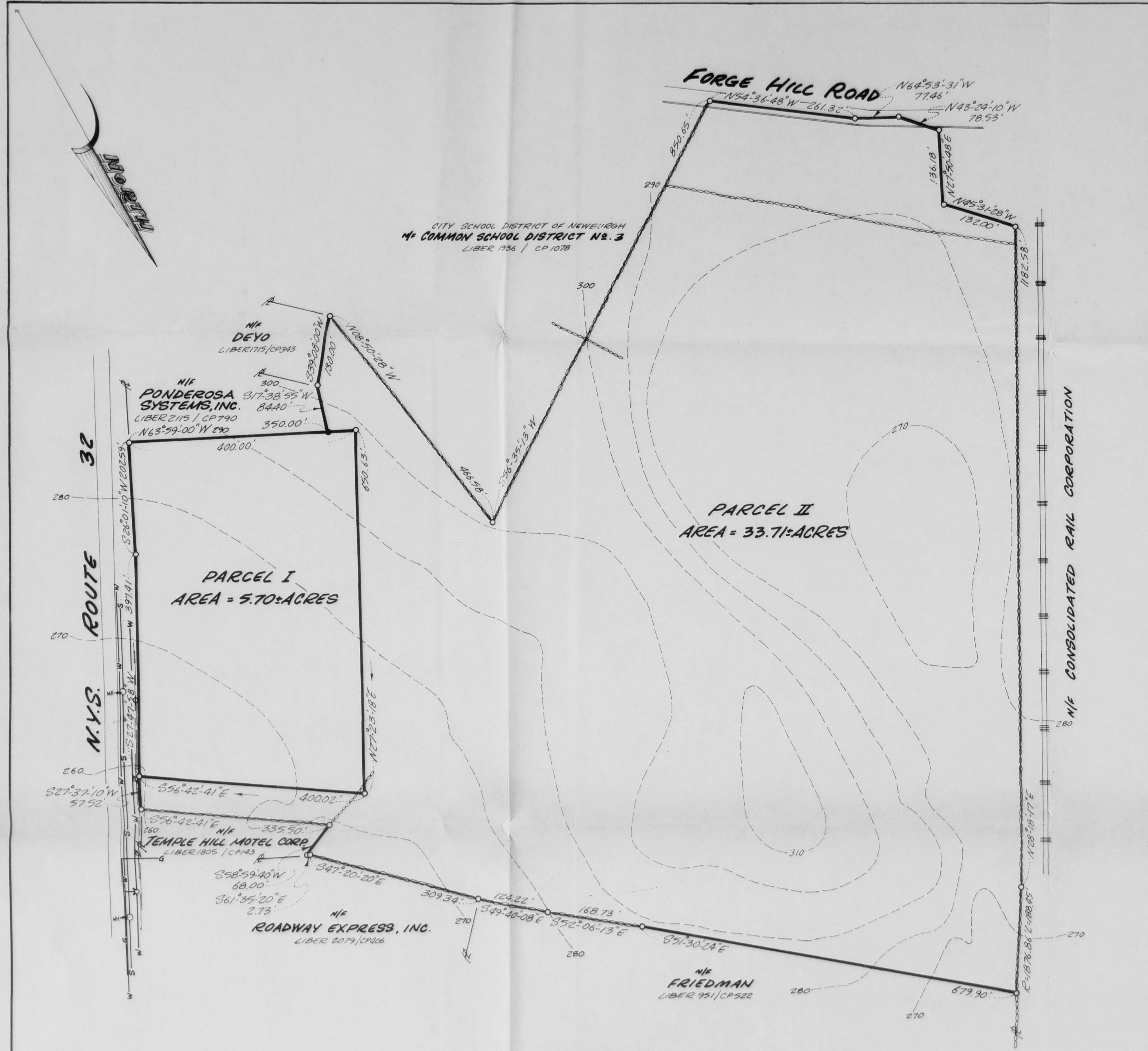
Project Land Survey

REPRESENTING

LIZOR REALTY LTD

DATE:

1/11/86



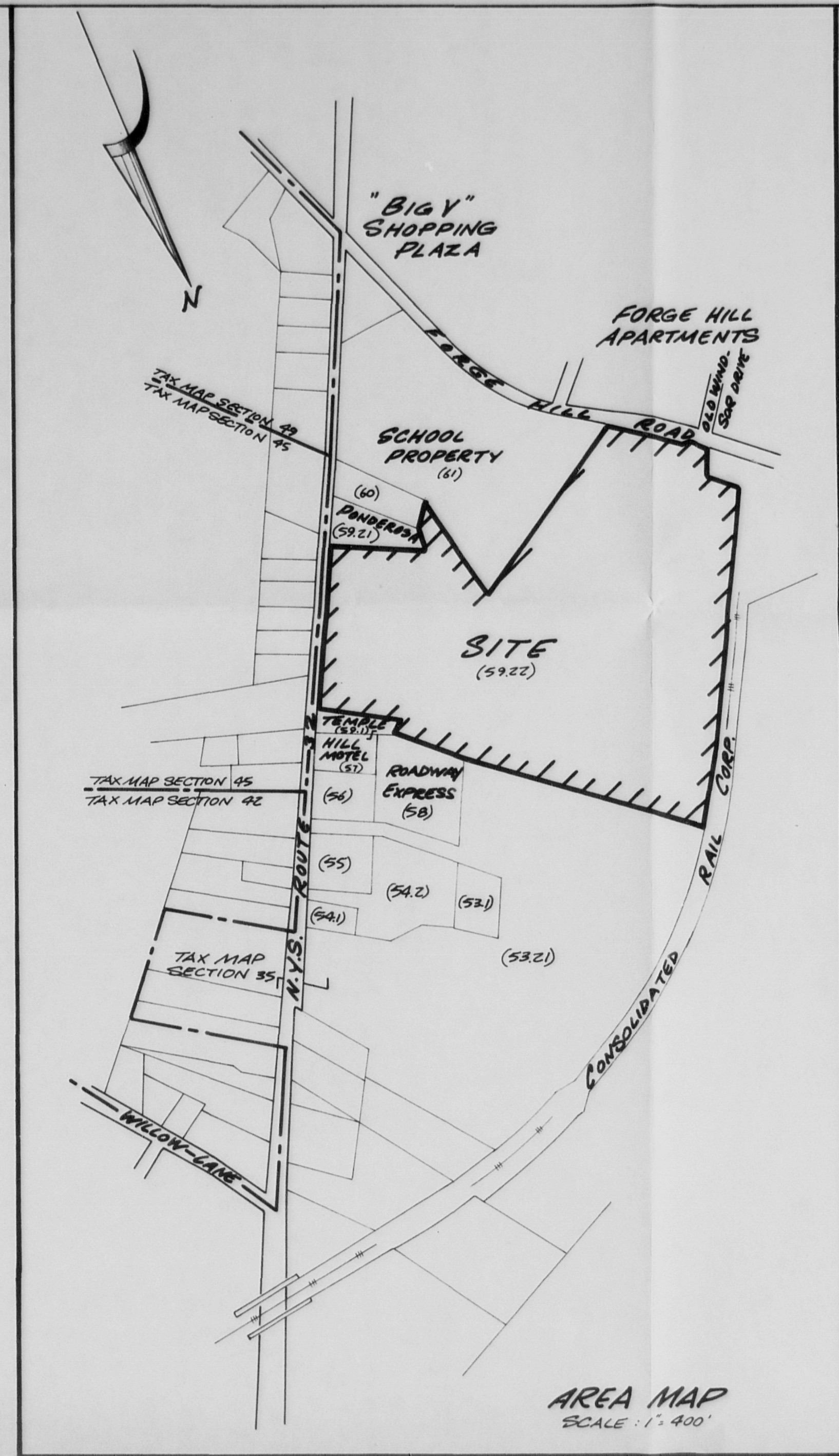
LEGEND

STONE WALL	RAILROAD TRACKS
CURB	SANITARY SEWER LINE
10 FOOT CONTOUR	WATER LINE
UTILITY POLE	GAS LINE
OVERHEAD UTILITY LINES	MANHOLE
	HYDRANT

Subdivision APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 7-2-86
BY Henry F. Scheible

HENRY F. SCHEIBLE
SECRETARY

**SUBDIVISION MAP
FOR
NEW WINDSOR ASSOCIATES**
TOWN OF NEW WINDSOR REVISED: JULY 1, 1986
SCALE: 1" = 100' ORANGE COUNTY, N.Y. DECEMBER 20, 1985



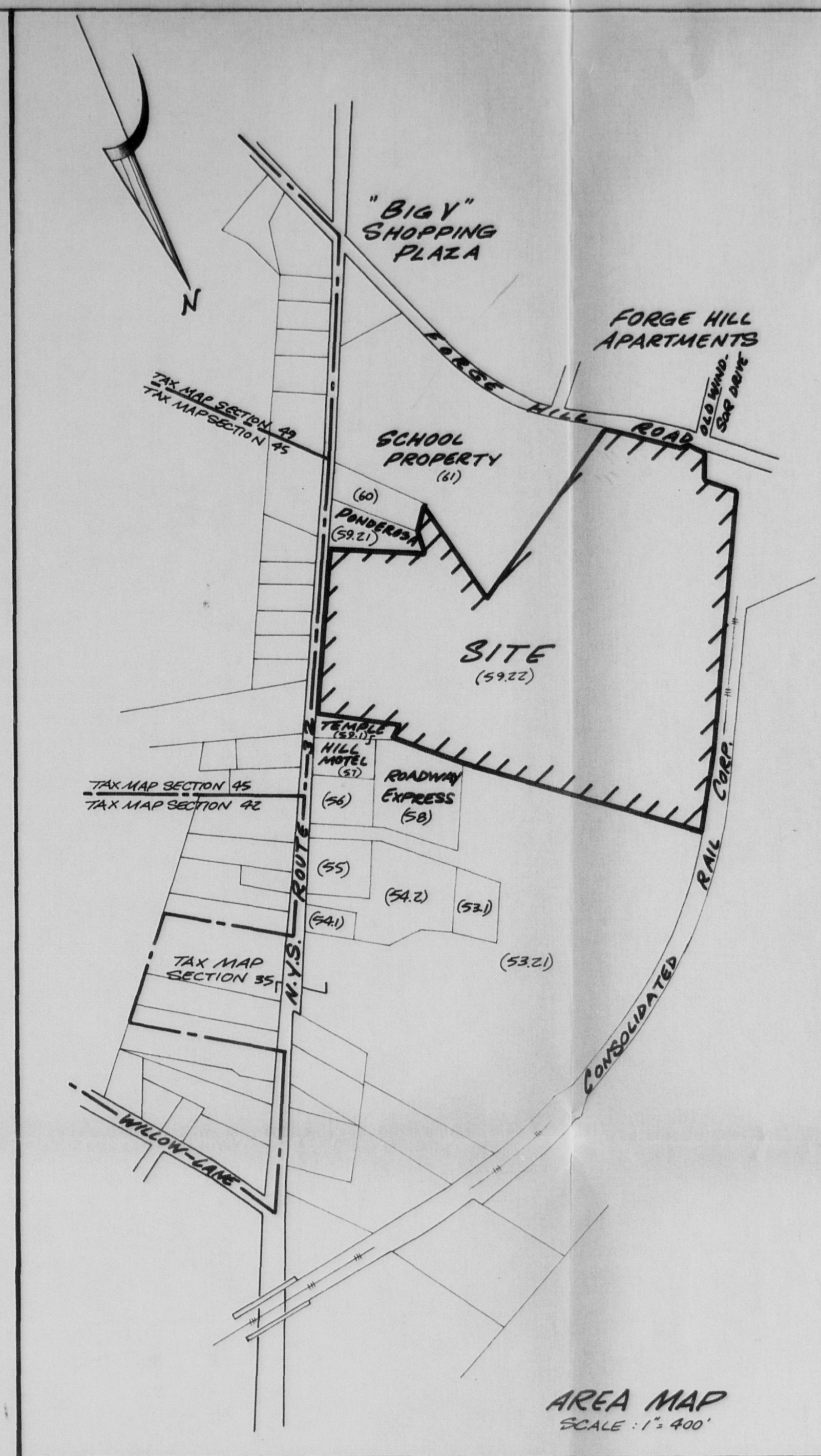
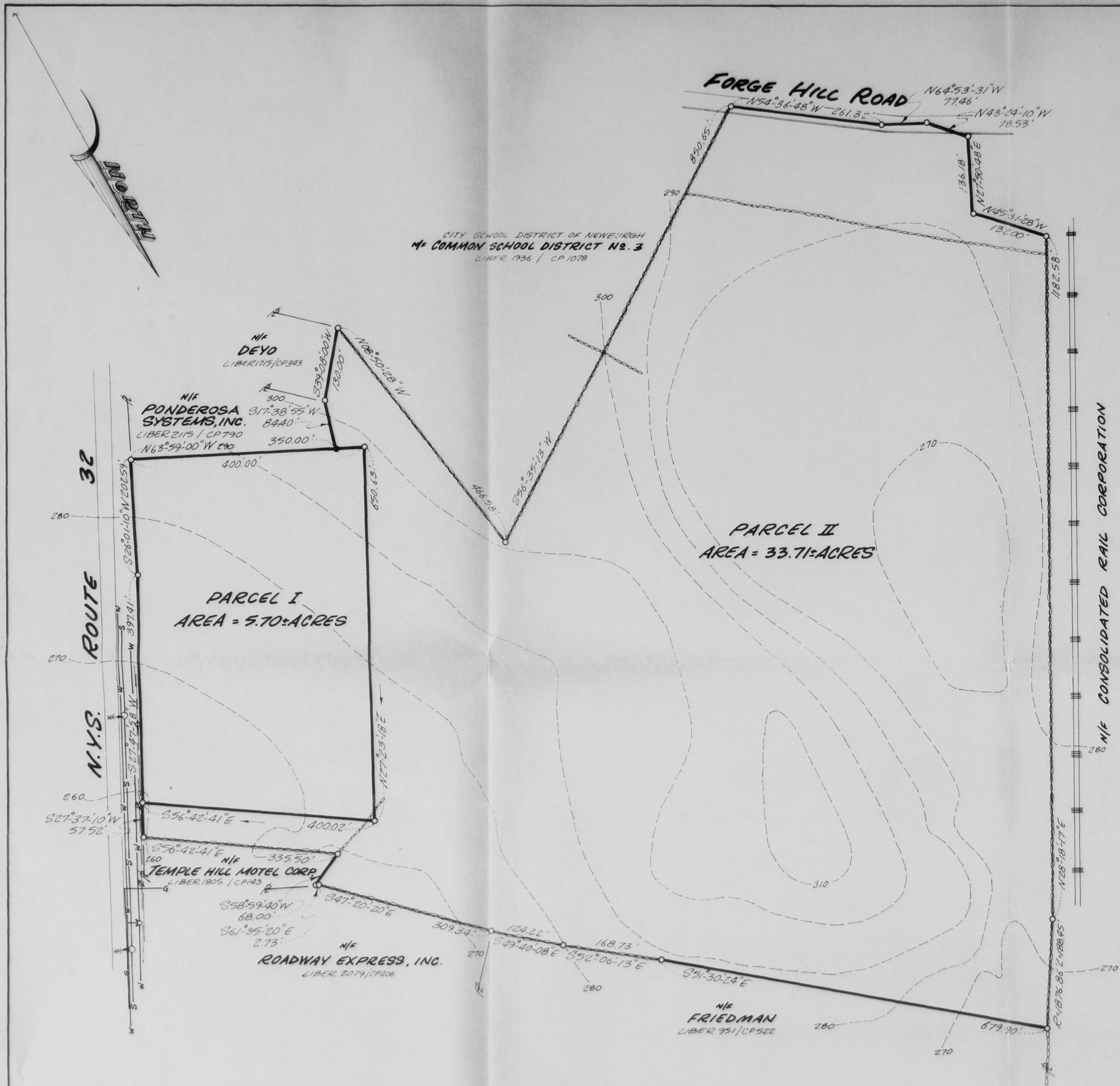
- NOTES:**
- 1) TOTAL AREA OF PROPERTY = 39.41± ACRES.
 - 2) BOUNDARY SURVEY BY ACTUAL FIELD SURVEY PREPARED BY PETER R. HUSTIS, L.L.S.
 - 3) CONTOURS SHOWN ARE AT 10 FOOT INTERVALS AND ARE FROM U.S. GEOLOGICAL SURVEY MAP OF THE CORNWALL QUADRANGLE.
 - 4) NEW WINDSOR ASSOCIATES, ITS SUCCESSORS OR ASSIGNS AGREES TO PROVIDE A THROUGH ROAD, FROM ROUTE 32 THROUGH PARCEL II. THE LOCATION OF SAID ROAD TO BE DETERMINED BY THE TOWN OF NEW WINDSOR PLANNING BOARD DURING THE FUTURE DEVELOPMENT OF PARCEL II EXCEPT THAT THE PART OF THE ROAD FRONTING ON ROUTE 32 SHALL BE CONTAINED WITHIN PARCEL II AND AS CLOSE AS POSSIBLE TO THE NORTHERN BOUNDARY OF PARCEL II.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON DECEMBER 20, 1985.

PETER R. HUSTIS, L.L.S.

33 HENRY STREET • BEACON • NEW YORK
828 BROADWAY • NEWBURGH • NEW YORK

Peter R. Hustis



NOTES:

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LEGEND

STONE WALL	RAILROAD TRACKS
CURB	SANITARY SEWER LINE
10 FOOT CONTOUR	WATER LINE
UTILITY POLE	GAS LINE
OVERHEAD UTILITY LINES	MANHOLE
	HYDRANT

SUBDIVISION MAP
FOR
NEW WINDSOR ASSOCIATES

TOWN OF NEW WINDSOR
SCALE: 1" = 100'

ORANGE COUNTY, N.Y.
DECEMBER 20, 1985

PETER R. HUSTIS, L.L.S.

33 HENRY STREET • BEACON • NEW YORK
828 BROADWAY • NEWBURGH • NEW YORK

Peter R. Hustis